

# Town of Gilbert 5 Year Strategic Plan 2005-2010

Community Development Block Grant

Home Investment Partnership

American Dream Downpayment Initiative

May 12, 2005

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# Town of Gilbert 5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency

Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

# **Executive Summary**

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed throughout the 5 year strategic planning period.

#### 5 Year Strategic Plan Executive Summary:

The Town of Gilbert is a rapidly growing suburban community located in the southeast part of the Maricopa County metropolitan area.

Gilbert's Consolidated Plan for 2005-2010 was developed in consultation with the Maricopa HOME Consortium of Entitlement Communities, the Gilbert Town Council, Redevelopment Commission and Human Relations Commission, Gilbert Community Action Network, social service providers and other interested persons. The Gilbert 2005-2010 Consolidated Plan includes an analysis of needs, priorities, and obstacles and identifies strategies for addressing these issues and problems.

Key components of the plan include:

- · Service area description
- · Needs assessment
- Planning process and consultation
- Accountability and performance measurement
- Strategic goals

#### **Key Strategic Objectives include:**

- Preserve neighborhoods, health and safety through emergency home repair and minor rehabilitation assistance to qualified homeowners.
- Increase home ownership through down payment assistance and counseling services.
- Increase the supply of quality affordable rental housing by assisting nonprofit organizations to purchase and rehabilitate older rental developments.
- Support regional Continuum of Care efforts to serve the homeless including support for homeless shelters, transitional living programs and day treatment services for chronically homeless and seriously mentally ill individuals.
- Support expansion and renovation of the Gilbert Senior Center to increase access to nutrition and social activities that foster independent living.
- Provide funding assistance to nonprofit service providers assisting low and moderate income families, the homeless, the elderly, disabled persons, children in foster care, behavioral health clients and other special needs populations.

Primary categories of need addressed in the plan are:

#### **Housing**

A complete description of area housing activities is included in the 2005/2009 Consolidated Plan for Maricopa HOME Consortium. Based on an analysis of the Gilbert housing market and needs, the following specific housing activities are planned to increase the number of quality affordable housing units in Gilbert.

- · Single family owner occupied housing emergency repair and minor rehabilitation
- · First time home buyer assistance
- Acquisition and /or rehabilitation of rental housing

#### Homelessness

The Town of Gilbert participates in the Maricopa Association of Governments Continuum of Care Task Force to address regional solutions to homelessness. Gilbert funds support:

- · Shelter services
- Transitional housing
- Case management
- Emergency assistance
- Nutrition programs
- Substance abuse treatment
- Day treatment for chronically homeless, mentally ill persons

<u>Community Development</u> - Short term objectives include:

#### **Public Facilities**

- · Expand Gilbert Senior Center
- Support regional facilities for homeless and special needs populations

#### **Public Services**

- Support regional food and shelter services
- Provide technical assistance to service providers

#### Accessibility through Barrier Removal

- Barrier removal through housing rehabilitation
- · Education and technical assistance related to accessibility

# Neighborhood Redevelopment and Revitalization

 Create strategies and fund activities to address problems in the downtown redevelopment area and other older neighborhoods in Gilbert

#### Other Activities

 Commit resources to projects designed to improve energy efficiency, reduce lead based paint hazards and other activities benefiting low and moderate income persons

#### **Antipoverty Strategy**

The Town of Gilbert supports programs to prevent or end homelessness and promote self sufficiency such as job training, counseling, programs for at-risk youth, home ownership assistance and counseling, emergency financial assistance and information and referral services.

# Special Needs

Non-homeless special needs populations with a high priority include seniors, disabled persons, victims of domestic violence, children and youth and low and moderate income households. Services to be provided include:

- Senior housing
- Nutrition programs
- Substance abuse treatment
- Homeless prevention
- Youth prevention programs
- Foster care support services
- Counseling and case management

# Other Narratives

- Fair Housing
- Performance Measurement System



# Town of Gilbert 5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency

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#### GENERAL

# Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

#### Mission

#### **Town Mission**

The mission of the Town of Gilbert is to provide superior municipal services which enhance quality of life, foster positive business relations, and maintain a safe environment in an atmosphere of fairness and trust.

#### Housing Mission

Town of Gilbert housing activities address the need of all citizens to live in modest, affordable, decent, safe and sanitary housing. Housing needs and opportunities include owner-occupied, rental and special group housing for the elderly, the homeless, the disabled, and large families.

#### Community Development Mission

Community development activities are designed to create and maintain a suitable living environment, especially for low and moderate income residents of Gilbert. These public service projects address physical and social needs in a multi-faceted program of comprehensive physical improvements and innovative services resulting in more desirable neighborhoods and social wellness.

#### **General Questions**

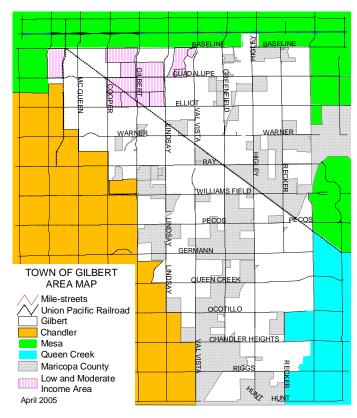
- 1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
- 2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2).

3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

#### 5 Year Strategic Plan General Questions response:

#### 1. Geographic Area

The Town of Gilbert is a rapidly growing suburban community that had it's start as an agricultural center. The jurisdictional boundaries for the planned activities include the geographic areas incorporated in the Town of Gilbert and shown in the map below. Some regional activities are planned in other areas of Maricopa County such as shelter services and other programs for the homeless. The Town of Gilbert provides a portion of the support for these activities based on population and needs.



The Town was incorporated in 1920 and with the 1995 special census revised population counts, became eligible for Community Development Block Grant entitlement status for federal funding. The Town population as of the 2000 census was 109,697 and in 2005 is estimated to be 170,000, an increase of 56%. Using the growth rate for the last 10 years, Gilbert's current population may increase 32% to 221,000. Gilbert's median area income has also increased from \$42,300 in 1995 to \$68,032 in 2005 and is the highest median income in metropolitan Phoenix.

According to the 2000 census, Gilbert has 37,052 total housing units (renter and owner occupied). Owner occupied housing represents approximately 29,107 houses and rental

units represent 6,328 homes and multi-family housing units. Gilbert's housing is 82% owner occupied, the largest proportion of owner occupied housing for municipalities in Maricopa County.

Maricopa County including Gilbert is experiencing sustained economic and employment growth. Gilbert had an unemployment rate of 2.9% for 2004 according to the Arizona Department of Economic Security.

Gilbert is experiencing high levels of residential single-family permitting and continued increases in home values. The Arizona Real Estate Center at Arizona State University put the median Gilbert home sales price at \$251,000 in February 2005, an increase of \$68,000 or 37% in 12 months. The 2004 median home sale price in Gilbert was \$205,000 compared to a median home sale price of \$174,815 for Maricopa County.

The number of multi-family and affordable housing units in Gilbert have grown at a significantly slower rate compared to single family housing during this period. In 2002, the Arizona Affordable Housing Profile listed an affordable housing gap of (2,609) in Gilbert which impacts 7.4% of the population.

Gilbert has a focused area of older housing and businesses in and near the original town center. Over 300 owner occupied homes are 45 or more years since construction. Typically, the construction standards for these older homes do not meet basic requirements of our current Town building codes for units to be decent, safe and sanitary. A trend in Gilbert is for these older structures to be occupied by our older residents who are frequently on fixed incomes and meet the HUD eligibility as low or moderate income. The Town of Gilbert has committed both CDBG and HOME funds for residential rehabilitation to stem neighborhood decline in these older areas. These same areas are also typically in need of infrastructure improvements and some area amenities.

According to the 2000 Census, Gilbert's population is 85.7% white, 11.9% Hispanic or Latino, 2.4 % African American, 3.6% Asian and 5.5% other. Gilbert's population has increased 55% since the 2000 Census was taken. There are no significant concentrations of racial or ethnic groups in any sector of Gilbert. Some southeast sections are currently underdeveloped and have a low population density. Gilbert's record setting growth is concentrated in this part of town.

Gilbert is a young community with youth representing 36.5% and seniors representing 3.8% of the population. Persons with disabilities represent 11.8% of the population. Families with children under 18 years are 50.8% of all households. People living below the poverty level represent 3.2% of Gilbert's population.

#### 2. Priority Needs and Allocation

CDBG funds will be used to assist low and moderate income residents of the Town of Gilbert as well as those presumed to be low income such as the elderly, disabled, and homeless.

### 3. Obstacles to Meeting Underserved Needs

Our community is driven by continuing residential expansion and meeting the needs of new development. Gilbert's population in January 2005 was 67% higher than the 2000 census and growing at over 1000 people per month. The greatest single obstacle is a lack of resources from local, state and federal sources. Since tax revenue is apportioned by 2000

census data, Gilbert's current tax base is unable to support all the identified needs in the community.

The scope of services needed for low and moderate income households exceeds any combination of resources in the Maricopa Consortium of Entitlement Communities. As defined in the Maricopa County Consolidated Plan the categories of assistance like homeless persons, victims of domestic violence, physically and mentally disabled, frail and/or poor elderly, jobless, and HIV Positive persons are the responsibility of a broad network of agencies, non-profits, and government offices. This forms the basis for the metro area Continuum of Care. The needs of these identified special needs groups are growing.

Our local challenge is to develop priorities and regionally focused systems that will make the most impact and stimulate leveraging of other resources to address growing needs. The Town of Gilbert will target capital improvements including renovation of the Senior Center in Gilbert and construction of the Human Services Campus in Phoenix. In addition, priority will be given to housing rehabilitation and emergency repair, home ownership counseling and assistance and other affordable housing projects. Public service needs will be addressed through funding of and knowledgeable referral to human service providers, the majority of which are located outside the jurisdictional boundaries of Gilbert.

# Managing the Process (91.200 (b))

- 1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
- 2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
- 3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

\*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

#### 5 Year Strategic Plan Managing the Process response:

# 1. Lead Agency and Administrative Responsibility

The Town of Gilbert receives and distributes Gilbert's Community Development Block Grant (CDBG) funds to eligible programs to benefit low and moderate income persons and address slums or blight. The City Council is the contract authority. Staff of the Housing Division within the Economic Development Department have primary responsibility for planning, implementation, administration, and oversight of programs and activities. Carl Harris-Morgan, the Community Development Specialist, can be reached at 480-503-6893 or carlhm@ci.gilbert.az.us. Sandra Simmons, Community Development Assistant is available at 480-503-6891 or sandras@ci.gilbert.az.us. The Redevelopment Commission assists by providing citizen involvement in the process of establishing priorities and recommendations for funding. The Town Council takes action on recommendations from the Commission and approves plans, priorities and funding awards. CDBG funded housing activities are planned and reported through the Maricopa Consortium.

Gilbert receives HOME Investment Partnership and American Dream Downpayment Initiative (ADDI) funds through an intergovernmental agreement with the Maricopa HOME Consortium of Entitlement Communities. Gilbert participates with the Maricopa HOME Consortium to determine affordable housing priorities on a regional basis. Town staff participate in monthly planning and coordination activities as well as technical assistance and program oversight. The lead agency is Maricopa County Community Development and the staff liaison, Renee Ayers-Benavidez, Program Coordinator, is available at 602-240-221, extension 206. HOME funded activities are planned, reported, and administered by Gilbert and Maricopa County through the Maricopa HOME Consortium.

The Housing Authority of Maricopa County provides public housing program assistance in Gilbert.

#### 2. Planning Process and Participation

Gilbert invited participation in the planning process through newspaper advertisements, website and e-mail announcements, regular mailings, public hearings and surveys. Newspaper and website announcements provided information about funding priorities and requested comment in writing or at public hearings. Presentations were made at meetings of Gilbert Community Action Network and the Gilbert Human Relations Commission to encourage participation. A list of participants and their comments is included in the Citizen Participation section.

#### 3. Consultation with Service Providers

A direct mailing was sent to all organizations and individuals on the Town's application notification list. These organizations represent homeless, social service, housing, and other service providers in the East Valley area. The mailing summarized the goals and possible uses for CDBG and HOME funds and requested their input to create Gilbert's 5 year and 1 year plans. Comments and input was encouraged via telephone, fax, website, e-mail, and/or attendance at a public hearing. A list of participants and their comments is included in the Citizen Participation section.

Consultations with public housing, public health offices, neighboring jurisdictions and Maricopa County was achieved through the Maricopa HOME Consortium and the Consortium Consolidated Plan. Please refer to the Consortium Plan for a list of the participants and comments in the Consortium planning process.

# Citizen Participation (91.200 (b))

- 1. Provide a summary of the citizen participation process.
- 2. Provide a summary of citizen comments or views on the plan.
- 3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
- 4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

<sup>\*</sup>Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

#### 5 Year Strategic Plan Citizen Participation response:

#### 1. Citizen Participation Process

The Maricopa HOME Consortium Citizens Participation Plan for FY 2005/2009 is the basis for efforts to involve citizens in the planning process to identify community needs in the Town of Gilbert. The Plan is included in the Additional Documents folder.

In, 2003, the Town of Gilbert participated in the East Valley Needs Assessment, a collaboration of five municipalities including City of Mesa, City of Chandler, City of Tempe, City of Scottsdale, Town of Gilbert, Mesa United Way, Valley of the Sun United Way, Maricopa Association of Governents, Tempe Community Council and The Leadership Centre. Focus groups were held in all five communities to determine assets and needs.

Public Hearings on the Five Year Consolidated Plan and 2005-2006 Action Plan were held on December 16, 2004 and April 21, 2005 at a regular Redevelopment Commission meeting. Both meetings presented information on Gilbert's planned activities and requested public comments and input.

In January, 2005, a needs survey was sent to interested parties and posted on the Town of Gilbert web site inviting comment. On February 2, 2005, presentations were made to the Gilbert Community Action Network and Gilbert Human Relations Commission regarding the surveys. Ten responses to the survey were received from nine service providers and one resident. Responses are described below.

#### 2. Citizen Comments

The following citizen input was received:

At the December 16, 2004 Public Hearing, Mark Halleron of Central Arizona Shelter Services spoke of the need to provide a Human Services Campus for homeless persons.

Surveys were received from:

Regional Service Providers, total = 9:

Community Information and Referral Community Legal Services East Valley Catholic Social Services Easter Seals Arizona Foundation for Senior Living (2) Free Arts Arizona Phoenix Shanti United Food Bank Town of Gilbert Responses, total = 1:

Resident

Public Hearing and 30 Day Comment Period

At the April 21, 2005 Public Hearing, copies of the Strategic Plan and Annual Plan were made available and were summarized for the public. There were no comments from the public at the meeting. The 30 day comment period began on April 8 and ended on April 9, 2005. Both Plans were available at Gilbert offices and on the internet. No comments were received.

#### 3. Outreach Efforts

Focus groups participating in the 2003 East Valley Needs Assessment were targeted to reflect all segments of the population. The 2005 Needs Survey was e-mailed and mailed to provider organizations and other interested persons, posted on the Town of Gilbert web site and presented to advisory groups at their regular meetings. Notices of Public Hearings and the opportunity to comment on the Plan were published in local newspapers.

#### 4. Comments Not Accepted

All comments that were made regarding the Consolidated Plan and Annual Plan were accepted and considered by Gilbert.

# Institutional Structure (91.215 (i))

- 1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
- 2. Assess the strengths and gaps in the delivery system.
- 3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

### 5 Year Strategic Plan Institutional Structure response:

#### 1. Institutional Structure

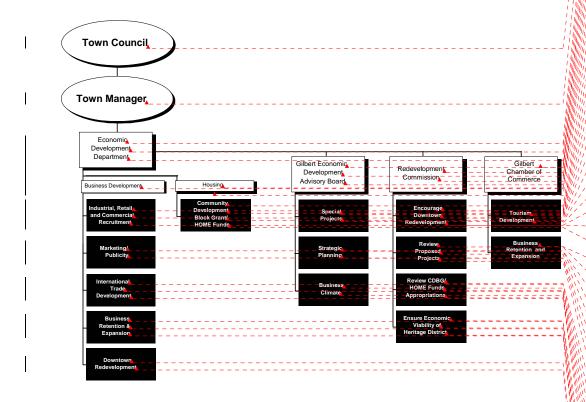
The Gilbert Town Council has legal authority and responsibility for determining goals and priorities and for contractual agreements related to CDBG funding for housing and community development. The Redevelopment Commission is appointed by the Town Council and recommends priorities and funding allocations for action by the Town Council. Programs are administered by the Town Manager with support from Community Development staff. Public services, housing services and public facilities are provided under contract to local non-profit organizations on a reimbursement basis for costs incurred. HOME funds are administered by the Town of Gilbert with support from Maricopa County and under the terms of an intergovernmental agreement with Maricopa County and suburban entitlement communities. Under this agreement, Maricopa County services as the lead agency and contracts with HUD. The County Board of Supervisors has legal authority and responsibility and is assisted by staff of the County Community Development office as well as designated staff of participating municipalities. The Town of Gilbert manages the pro-rata allocation of HOME funds and assists in monitoring activities in cooperation with the Consortium.

Gilbert's housing activities are planned and reported regionally through the Maricopa Consortium. Some housing information is presented in this Plan for reference and to

provide a more complete description of Gilbert. Please refer to the Maricopa Consolidated Plan and Annual Plan for complete information on Gilbert's housing activities.

The Section 8 Housing Program is administered by the Maricopa County Housing Authority.

# **ORGANIZATIONAL CHART**



# 2. Delivery System Strengths and Gaps

Service strengths and gaps we Needs Assessment as well as re	3 3 1 1	. 0
Participants in the East Valley Nin Gilbert:	Needs Assessment identified the	e following community assets
, 0	ng leadership development pro s for children with disabilities.	ograms, character education
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 Parks and recreation programs, children's activities, a regional library, a town hall square, clean and well kept neighborhoods, multicultural clubs and neighborhood programs.

- Food and basic needs distribution programs.
- Caring people, civic pride with strong heritage of community involvement.
- Human Relations Commission.

Gilbert focus groups identified the following changes or improvements needed in the Gilbert human services delivery system:

- Increased awareness and accessibility.
- Increased funding.
- Improved and expanded senior center.
- More programs for children and youth.

Survey respondents were asked to identify populations and needs as a high, medium, or low priority. The high priority needs are listed below with the number of responses for each item. (x/y) shows the number of high priority responses (x) and total number of responses for that item (y).

#### **Special Needs Populations**

Frail Elderly (6/7)

Victims of Domestic Violence (5/6)

Other Low Income Households (4/6)

Persons with Severe Mental Illness (3/5)

Alcohol/Other Drug Addicted Persons (3/5)

#### Community Development Needs

#### Public Services

Battered and Abused Spouses (5/5)

Child Care Services (4/5)

Substance Abuse Services (3/4)

Rental Housing Subsidies (3/4)

Youth Services (4/6)

Abused and Neglected Children (3/5)

#### Social Service Facilities

Abused and Neglected Children Facilities (4/4)

Youth Centers (3/4)

Child Care Centers (3/5)

#### Neighborhood Facilities

Fire Stations/Equipment (3/5)

# Owner and Rental Housing

Energy Efficiency Improvements (3/5)

Single Unit Residential Rehab (4/8)

#### Other Activities

CDBG Non-profit Organization Capacity Building (5/6) Economic Development Technical Assistance (3/5)

#### Additional comments noted:

 Since all cities do not provide shelters/services (for domestic violence victims) coordination is vital.

- Emergency assistance, affordable housing and healthcare are all critical needs.
- Per recent Arizona Department of Health Services figures...62 residents...tested HIV positive...in Gilbert.

Although priority needs were identified for some populations and services, it is interesting to note that applications for funding were not received in support of these activities. For example, no applicants proposed services specifically for victims of domestic violence, child care services, facilities for abused and neglected children or services for developmentally disabled people. In addition, limited resources impact the ability to provide support for increased programs and services in Gilbert.

See appendix 1 at the end of this Plan for a complete report on all the survey responses received.

#### 3. Public Housing System Strengths and Gaps

The Housing Authority of Maricopa County administers the Section 8 subsidized housing program for the Town of Gilbert. A strength of this program is the reduced administrative cost associated with developing and administering public housing. A gap exists between the need and the number of affordable housing units available in Gilbert. Rising property values and a lack of funds to address housing and other community development needs exacerbate the situation for low and moderate income residents.

# Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

#### 5 Year Strategic Plan Monitoring response:

# 1. Monitoring and Compliance

Staff reviews and scores applications for funding related to compliance with national objectives and the Consolidated Plan. Applicants have an opportunity to give a presentation in a Public Hearing before the Redevelopment Commission and the Town Council prior to finalization of funding recommendations and awards.

Contracts with providers will specify performance expectations and timelines. Staff reviews invoices and reports and authorizes reimbursement of costs according to compliance with requirements. Regular on-sight monitoring visits will be made to review program policies, procedures, financial information and service records. Support and technical assistance will be provided as necessary to assure community needs and program requirements are met. Activities are coordinated with other municipalities and agencies to eliminate duplication of effort and improve effective use of resources. Providers and other interested parties are invited to participate in and comment on plans, priorities and allocation of resources.

# Priority Needs Analysis and Strategies (91.215 (a))

- 1. Describe the basis for assigning the priority given to each category of priority needs.
- 2. Identify any obstacles to meeting underserved needs.

#### 5 Year Strategic Plan Priority Needs Analysis and Strategies response:

#### 1. Determination of Priority Needs

Housing and homeless activities in Gilbert are planned and reported regionally through the Maricopa County Consolidated Plan. The housing and homeless sections of Gilbert's Consolidated Plan supplements the Maricopa County Consolidated Plan. Please refer to the Consortium Plan for a complete description of these activities.

Priority needs for CDBG eligible activities have been assessed by using the following resources:

- 2000 Census data;
- Citizen input and performance reports;
- The Town of Gilbert Capital Improvement Plan;
- The Town of Gilbert General Plan;
- · Activity and project needs assessments
- Information from local and regional service providers.

Short-term goals are defined as activities expected to begin during FY 2005/06 to FY 2009/10. Long term goals may begin within the next 5 to 10 years.

The primary objective of the Town of Gilbert Community Development Block Grant program is to foster the development, revitalization, and preservation of viable urban neighborhoods which include decent housing, a suitable living environment, and expanded economic opportunities, especially for low and moderate income persons.

#### 2. Obstacles to Meeting Underserved Needs

In Gilbert obstacles to meeting underserved needs include:

- Resources are insufficient to meet the needs. Gilbert's population is exploding and tax revenue apportioned by 2000 census data is not keeping pace with community needs.
- Property values increased 33% in the last 12 months, leaving low and moderate income homebuyers who want to live in Gilbert with few affordable options.
- High land and home costs have all but eliminated development of new affordable rental or ownership housing in recent years. Clients receiving downpayment assistance and affordable housing organizations have been unable to compete with other buyers to purchase a home or land in Gilbert's high priced market.
- Most human service providers and the Section 8 program do not have offices located in Gilbert. This limits the ability of service providers to understand and work with

the unique situations in Gilbert. It also means residents in need have to travel to other communities to receive assistance.

The Town of Gilbert is working in collaboration with other communities, fund sources and agencies to develop priorities and regionally focused systems that will make the most impact and stimulate leveraging of other resources to address growing needs. Gilbert provides the maximum amount of support for public services that the CDBG regulations allow.

# Lead-based Paint (91.215 (g))

- 1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
- 2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs.

#### 5 Year Strategic Plan Lead-based Paint response:

#### 1. Impact for Low and Moderate Income Housing Units

Lead based paint is not allowed or sold for residential construction after 1978 which means a large majoprity of the housing in Gilbert is free of potential lead hazards. Approximately 50 housing units are pre-1940 construction and approximately 250 additional units are pre-1960 construction. This older housing stock is mostly occupied by low and moderate income families. Significant CDBG and HOME investment has been made in this older housing and rehabilitation work has been performed. Additional rehabilitation of older housing is planned in the future. All CDBG and HOME funded rehab activities will comply with federal lead based paint requirements.

Based on recent rehabilitation activities, less than 50 housing units are estimated to have lead paint hazards. This number could increase if residential county islands in the Gilbert Planning Area incorporate into Gilbert.

Children under the age of 16 years old are considered lead poisoned if their blood lead level is 10 ug/dl or higher. The Arizona Department of Health Services reported two lead poisoning incidents in Gilbert since January 2000. One was reported in 2002, one in 2003 and none in 2004. The Office of Environmental Health has not placed a high priority on lead paint hazards in Arizona. Poisoning from folk medicine, hand made food containers and dishes from Mexico are the current major concerns.

#### 2. Policies and Action

Gilbert will follow the 1999 and 2000 lead based paint regulations including chemical scratch tests, abatement where required, and specific notice to homeowners on the dangers of lead. The current emergency and minor repair program assesses older homes that apply for assistance and abates lead and other hazards as needed. Gilbert has provided programs like this for 20 years and plans to continue funding lead abatement as part of the current home repair program.

# HOUSING

# Housing Needs (91.205)

\*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).

2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

### 5 Year Strategic Plan Housing Needs response:

Gilbert is a member of the Maricopa HOME Consortium through an intergovernmental agreement. Federal regulations (91.405) require that housing needs assessment be consolidated for the entire Consortium service area. See the 2005/2009 Consolidated Plan for the Maricopa HOME Consortium for a complete description of the Consortium's housing activities. Some information regarding housing in Gilbert is presented below.

# Priority Housing Needs (91.215 (b))

- Identify the priority housing needs in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. Census data provided by HUD for the preparation of the Consolidated Plan.
- 2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

- 3. Describe the basis for assigning the priority given to each category of priority needs.
- 4. Identify any obstacles to meeting underserved needs.

# **5 Year Strategic Plan Priority Housing Needs response:**

See the 2005/2009 Consolidated Plan for the Maricopa HOME Consortium.

#### **Analysis of Market and Needs**

According to the 2000 Census, Gilbert has 37,007 total housing units (renter and owner occupied), an increase of 247% in ten years. Owner occupied housing represents approximately 30,067 houses and rental units represent 5,338 homes or multi-family housing units. Gilbert's housing is 85% owner occupied, the largest proportion of owner occupied housing for municipalities in Maricopa County.

Gilbert is experiencing high levels of residential single-family permitting and continued increases in home values. In 1st Quarter 2005, the Arizona Real Estate Center at Arizona State University put the median Gilbert existing home sales price at \$249,950 compared to a median home sale price of \$203,000 for Maricopa County. The number of multi-family and other more affordably priced housing units in Gilbert has grown at a significantly slower rate compared to market rate single family housing during this period. This means there are very few ownership options for households that can't afford Gilbert's accelerating single family home prices.

The Arizona Affordable Housing Profile of 2002 states that Gilbert has an affordable housing gap of 2,609 households which impacts 7.4% of the population. Average property values have increased 52% in Gilbert since 2002. This dramatic increase in home prices has also increased the affordable housing gap. Exact figures aren't available, but the current affordability gap could be 5 to 10 times higher than it was in 2002.

Gilbert has a focused area of older housing and businesses in and near the original town center. Over 300 owner occupied homes are 45 or more years since construction. Many of these older homes don't meet current building code requirements. These older structures are often occupied by older or disabled residents who are on a fixed income and meet HUD's low or very low income requirements. Gilbert has committed both CDBG and HOME funds for residential rehabilitation to stop neighborhood decline in these older areas and preserve existing affordable housing units. These same areas typically need infrastructure improvements and some area amenities compared to most other neighborhoods.

# Housing Market Analysis (91.210)

\*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

- Based on information available to the jurisdiction, describe the significant characteristics
  of the housing market in terms of supply, demand, condition, and the cost of housing;
  the housing stock available to serve persons with disabilities; and to serve persons with
  HIV/AIDS and their families.
- 2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
- 3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

#### 5 Year Strategic Plan Housing Market Analysis responses:

Gilbert's housing activities are planned and reported regionally through the Maricopa HOME Consortium. See the 2005/2009 Consolidated Plan for the Maricopa HOME Consortium for the complete analysis. Additional information on Gilbert is provided below.

1. Characteristics of Housing Market- Additional Information

#### Homeownership- New Units

Gilbert's housing market is somewhat unique for the Phoenix area. Most new development is conversion of larger argricultural properties, up to a square mile, to suburban land uses such as residential or retail. The older, downtown or urban area is very small, less than  $\frac{1}{2}$  square mile. This is the area where most of the older land uses and older structures are located. This combination of relatively new development and a very small downtown or older area results in

- a. a very small number of opportunities for redevelopment and
- b. a very small number of vacant or underutilized lots that are less than 10 acres.

Adding in the fact that this area is highly desireable causes land prices to be relatively high. All these issues combine to make it very difficult to aquire land or housing to develop new affordable housing units.

#### Homeownership- For Sale Units

Gilbert is a fairly new city. Due to several factors, ownership housing in Gilbert is more expensive than equivalent units in neighboring communities. Gilbert also has a very small number of more affordably priced housing such as older homes, townhomes or condominiums than most other comparable cities. This results in less than 10% of the for sale housing being priced below HUD's current maximum mortgage limit for the Phoenix area. Gilbert also has one of the largest increases in median home prices for the Phoenix area over the last 12 months, up \$89,100 or 49% from April 2004 to April 2005. During this same time there was no increase in the CDBG and HOME program income limits. Within a few years all these factors may result in no homes being for sale in Gilbert that can be purchase by HOME or ADDI assisted homebuyers.

Starting in late 2003, for sale housing units in Gilbert have been in very high demand. New home developers currently have 6-12 month waiting lists and often demand a premium and/or large downpayment. Existing home sales often sell within 48 hours for \$10,000 - \$20,000 above the asking price, especially if they are affordably priced.

First time homebuyers with downpayment assistance usually have a second mortgage or other financing that could appear to complicate the purchase. They are also unable to compete with offers above the appraised value for a home. Since less than 10% of the home sales are below the maximum HOME/ADDI price limit, homebuyers at 70-80% of the median income are unable to participate in Gilbert's current for-sale housing market, even with \$30,000 in downpayment assistance. Homebuyers below 70-75% of the median income will have an even more difficult time finding a home they can afford in Gilbert.

# Rental Housing- Market Rate

Unlike for-sale housing, rental housing rates have remained fairly stable for several years. There is currently an oversupply of rental units, especially detached single family rentals. Move-in specials with reduced deposits or rental amounts are common. Some rental managers are also more flexible on their credit history and rental history requirements. These factors are allowing lower income households to find more affordably priced, decent, safe, rental housing in Gilbert.

#### Rental Housing- Affordable

Gilbert has a 40 year development agreement with Mercy Housing to operate an affordable senior housing development in the downtown Gilbert area. The 100 unit development will be occupied by mid-2005 and assists seniors at or below 30%, 50%, and 60% of median income. There is a 268 unit tax credit assisted rental development that opened in 2003 and another project currently under development. Due to the oversupply of rental housing, there are also some decent, safe, market rate rental developments in Gilbert with lower rental rates than the 268 unit tax credit development. Gilbert doesn't have a public housing or Section 8 program. Maricopa County's Section 8 program covers Gilbert.

#### 4. Impact on Use of Funds

Gilbert has allocated CDBG and HOME funds to create additional affordable homeownership and rental housing units. Future allocations will depend on market conditions and available developers and other resources needed to create additional affordable housing.

# Specific Housing Objectives (91.215 (b))

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
- 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

#### 5 Year Strategic Plan Specific Housing Objectives response:

Specific Housing Objectives are planned to increase the number of quality affordable housing units in Gilbert for low and moderate income households.

Need to be addressed	Goal	Activity	Fund sources available	Priority	Estimated Start
Single Family Housing emergency repair and minor rehabilitation	Improve the quality and habitability of owner occupied housing	Housing rehabilitation and minor repair assistance	CDBG, HOME, Owner funds	High	Ongoing
Home buyer assistance	Increase availability of affordable owner housing	Down payment assistance	CDBG, HOME, ADDI, Private mortgages, Individual Development Accounts, Mortgage Credit certificates	High	Ongoing
Acquisition and/or rehabilitation of rental housing	Increase the supply of affordable rental housing	Acquistion and rehabilitation assistance	HOME, State Housing Trust Funds, Low Income Housing Tax Credits, Private financing,	High	2005/06

New rental	Increase the	Acquisition	Low Income	Medium	2006 or
housing	supply of	and/or	Housing Tax		later
	affordable	development	Credits, State		
	rental housing	assistance	Housing Trust		
			Funds, HOME,		
			Private financing,		
			Non-federal		
			match, Fee		
			waivers		

# Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

#### 5 Year Strategic Plan Needs of Public Housing response:

Gilbert does not own any housing units or have programs to provide Section 8 type rental assistance. The Housing Authority of Maricopa County administers the Section 8 subsidized housing program for Gilbert. Gilbert's housing activities are planned and reported through the Maricopa Consortium Plan. See the 2005/2009 Consolidated Plan for the Maricopa HOME Consortium for more information.

# **Public Housing Strategy (91.210)**

- 1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
- 2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
- 3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide

financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

#### 5 Year Strategic Plan Public Housing Strategy response:

Not applicable

# Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

- 1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
- 2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

#### 5 Year Strategic Plan Barriers to Affordable Housing response:

Gilbert has completed HUD's Affordable Communities Initiative form. This form identifies policies and procedures in Gilbert that may be a barrier to affordable housing. Additional comments from Gilbert to some questions are in italics immediately below the question.

America's Affordable Communities	U.S. Department of Housing	OMB approval no. 2510-0013
Initiative	and Urban Development	(exp. 01/01/2006)

Public reporting burden for this collection of information is estimated to average 3 hours. This includes the time for col reviewing, and reporting the data. The information will be used for encourage applicants to pursue and promote efforts regulatory barriers to affordable housing. Response to this request for information is required in order to receive the bi derived. This agency may not collect this information, and you are not required to complete this form unless it displays valid OMB control number.

# Questionnaire for HUD's Initiative on Removal of Regulatory Barriers To Affordable Housing

Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties

# Gilbert, Arizona

		1	2
1.	Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	□ No	⊠ Yes
Gil	If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?  Ibert's current staffing capacity, the demands on planning staff, and the area's cord growth prevent Gilbert from completing this type of plan at this time.	⊠ No	Yes
	Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	□ No	⊠ Yes

	Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?	Yes	⊠ No
	bert has no minimum lot coverage or building size requirements.  If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.	□No	⊠ Yes
	If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?	□No	⊠ Yes
Im are	If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing? pact fees can't be waived, someone has to pay for infrastructure. These fees a not a CDBG eligible expense and would have to be paid with local funds.	⊠ No	☐ Yes
	Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through gradated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" (www.huduser.org/publications/destech/smartcodes.html) bert has no requirements to make improvements beyond the proposed rehab.	⊠ No	Yes
	Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?  Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.	□ No	⊠ Yes
10	Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?	□ No	⊠ Yes

11. Within the past five years, has a jurisdiction official (i.e., chief executive,	□No	
mayor, county chairman, city manager, administrator, or a tribally		
recognized official, etc.), the local legislative body, or planning commission,		
directly, or in partnership with major private or public stakeholders,		
convened or funded comprehensive studies, commissions, or hearings, or has		
the jurisdiction established a formal ongoing process, to review the rules,		
regulations, development standards, and processes of the jurisdiction to		
assess their impact on the supply of affordable housing?		
<b>12.</b> Within the past five years, has the jurisdiction initiated major regulatory	⊠ No	□Yes
reforms either as a result of the above study or as a result of information		
identified in the barrier component of the jurisdiction's "HUD Consolidated		
Plan?" If yes, attach a brief list of these major regulatory reforms.		
Gilbert has significantly reduced multi-family restrictions- buildings can be taller,		
use ½ the number of trees, has easier open space requirements, has no special		
requirements for manufactured housing, and reduced parking for senior housing.		
<b>13.</b> Within the past five years has your jurisdiction modified infrastructure	□No	
standards and/or authorized the use of new infrastructure technologies		
(e.g. water, sewer, street width) to significantly reduce the cost of housing?		
Gilbert has modified standards to include new technologies and narrower streets.		
<b>14.</b> Does your jurisdiction give "as-of-right" density bonuses sufficient to offset	⊠ No	☐ Yes
the cost of building below market units as an incentive for any market rate		
residential development that includes a portion of affordable housing? (As		
applied to density bonuses, "as of right" means a density bonus granted for a		
fixed percentage or number of additional market rate dwelling units in		
exchange for the provision of a fixed number or percentage of affordable		
dwelling units and without the use of discretion in determining the number of		
additional market rate units.)		
Density bonuses are part of Gilbert's General Plan. A development agreement		
would be completed with the developer to guarantee affordability is maintained.		
<b>15.</b> Has your jurisdiction established a single, consolidated permit application	☐ No	
process for housing development that includes building, zoning, engineering,		
environmental, and related permits? Alternatively, does your jurisdiction		
conduct concurrent, not sequential, reviews for all required permits and		
approvals?		
Allowed within each phase of approvals- annexation, zoning, subdivision plat,		
design review, and standard construction plan review		
<b>16.</b> Does your jurisdiction provide for expedited or "fast track" permitting and	⊠ No	☐ Yes
approvals for all affordable housing projects in your community?		
Gilbert has considered this idea. As the fastest growing city in the US, Gilbert		
would have to hire/contract additional staff to expedite any projects.	-	
<b>17.</b> Has your jurisdiction established time limits for government review and	⊠ No	☐ Yes
approval or disapproval of development permits in which failure to act, after		
the application is deemed complete, by the government within the		
designated time period, results in automatic approval?		
Gilbert's understanding is that this is not be legal. Jurisdictions have a legal		
responsibility to review projects for safety, etc. before issuing permits.		<b>—</b>
<b>18.</b> Does your jurisdiction allow "accessory apartments" either as: a) a special	☐ No	
exception or conditional use in all single-family residential zones or, b) "as of		
right" in a majority of residential districts otherwise zoned for single-family		
housing? It is a right in single family detached (SF6 and larger) districts with a conditional		
use permit. Issues such as access, parking, and site location must be reviewed.		
use permit. Tissues such as access, parking, and site location must be reviewed.		

19. Does your jurisdiction have an explicit policy that adjusts or waives existing	□No	⊠ Yes
parking requirements for all affordable housing developments?	_	
Parking is reduced for senior housing. No studies have been presented showing		
that lower income family developments in the Phoenix area need less parking.		
20. Does your jurisdiction require affordable housing projects to undergo public	□Yes	⊠ No
review or special hearings when the project is otherwise in full compliance		
with the zoning ordinance and other development regulations?		

An analysis of Gilbert's score on the form wasn't available at the time this Plan was due. The comments provided above with some of the questions indicate that Gilbert has reviewed policies and procedures and removed potential barriers when possible. The only barriers in Gilbert that remain on the form above are due to their significant legal or financial costs.

Gilbert has also actively worked with developers and builders to help them reduce their costs. Gilbert is an active participant in the AZ-Path and the Arizona Homebuilders Association. Staff provides training on inspection requirements and procedures and has been invited to be a regular trainer in the Homebuilder's training program. Staff has also worked with a large homebuilder providing reports and working with the builder to reduce re-inspections. According to the homebuilder, Gilbert's assistance helped them eliminate up to 15 days from each home's construction schedule.

There are additional barriers to affordable housing in Gilbert that are outside of the Town of Gilbert's control these include:

- Small amount of smaller lots, less than 20 acres, that is vacant or needs redevelopment
- Cost of housing compared to the metro Phoenix area
- Current real estate market is white hot and has shut out first time and lower income buyers.

See question 1, Characteristics of Housing Market on p. 18-19 for more information on these barriers.

Town of Gilbert

**Total Points:** 

05/12/05

12

6

# HOMELESS

# Homeless Needs (91.205 (b) and 91.215 (c))

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

#### 5 Year Strategic Plan Homeless Needs response:

Gilbert's homeless and housing activities are planned and reported through the Maricopa Consortium Plan. See the 2005/2009 Consolidated Plan for the Maricopa HOME Consortium for a complete description of these activities. Additional information is provided below.

The Town of Gilbert participates in the MAG Continuum of Care Task Force and shares responsibility for regional solutions to the problem of homelessness. The Continuum's Homeless Street Count is conducted annually. The Count conducted on February 24, 2005 found 8 homeless individuals in Gilbert representing 0.5% of the total of 1778 homeless persons counted in Maricopa County. The local police department and a nonprofit service provider estimate Gilbert's actual homeless population at that time to be between 12 and 20 homeless individuals.

The Town of Gilbert has provided support for the following programs serving the homeless including shelter services, transitional housing and case management:

#### In Gilbert:

Gilbert CAP

Gilbert Senior Nutrition program

Support senior housing owned and operated by Mercy Housing

# In the East Valley:

Prehab - La Mesita

Mesa CAN - East Valley Men's Center

Save the Family Transitional Housing

Community Bridges - Center for Hope

Community Bridges - Treatment Services

#### In the County:

Central Arizona Shelter Services

**Human Services Campus** 

To date the available federal, state, local, and private housing resources have assisted only a limited number of those in need.

# **Priority Homeless Needs**

- 1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
- 2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table Homeless Populations and Subpopulations.

# 5 Year Strategic Plan Priority Homeless Needs response:

See the Consortium Plan for information on these activities.

# Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

# 5 Year Strategic Plan Homeless Inventory response:

The Maricopa HOME Consortium Plan includes information on these activities.

#### Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.

The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

- 2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
- 3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
- 4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
- 5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

#### 5 Year Homeless Strategic Plan response:

The Maricopa HOME Consortium Plan includes information on these activities.

# **Emergency Shelter Grants (ESG)**

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

#### 5 Year Strategic Plan ESG response:

Not applicable

#### COMMUNITY DEVELOPMENT

# Community Development (91.215 (e))

\*Please also refer to the Community Development Table in the Needs.xls workbook

- 1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), i.e., public facilities, public improvements, public services and economic development.
- 2. Describe the basis for assigning the priority given to each category of priority needs.
- 3. Identify any obstacles to meeting underserved needs.
- 4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

#### 5 Year Strategic Plan Community Development response:

#### 1. Priority Non-Housing Needs Categories

The Community Development Needs table on pages 26-27 identifies priority needs.

#### 2. Determination of Priorities

Priority needs for CDBG eligible activities have been assessed using the following resources:

2000 Census data;

Citizen input and performance reports;

The Town of Gilbert Capital Improvement Plan;

The Town of Gilbert General Plan:

Activity and project needs assessments

Local information from the 2005 Continuum of Care application and service providers.

Short-term goals are defined as activities expected to be initiated during FY 2005-06 through 2009-10. Long term goals may be initiated sometime in the next 5-10 years.

The primary objective of the Town of Gilbert Community Development Block Grant program is to foster the development, revitalization, and preservation of viable urban neighborhoods which include decent housing, a suitable living environment, and expanded economic opportunities, especially for low and moderate income persons.

All of the stated goals are subject to amendment and change due to:

Governmental changes including regulatory requirements at the local, State, and Federal level that impact the priorities, funding, and delivery of services;

Changing demographics and socio-economic factors affecting Gilbert;

Annual re-evaluations of resources, priorities, objectives, strategies and goals for Gilbert; and,

Changes in the funding resources and amounts available for programs and services for Gilbert residents.

#### 3. Obstacles to Meeting Underserved Needs

The greatest single obstacle is a lack of resources from local, state and federal sources. Equally lacking is the tax base to support a sustained effort as outlined in this Consolidated Plan. Our community is driven by continuing expansion and meeting the needs of new development, including basic services such as police and fire. State tax revenue is apportioned by 2000 census data that is 65% less than Gilbert's April 2005 estimated population of 170,000 that is growing at over 1000 people per month.

The scope of services needed for low and moderate income households exceeds any combination of resources in the Maricopa Consortium of Entitlement Communities. As defined in the Maricopa Consortium Consolidated Plan the assistance needed by homeless persons, victims of domestic violence, physically and mentally disabled, frail and/or poor elderly, jobless, and HIV Positive persons are the responsibility of a broad network of agencies, non-profits, and government offices. This forms the basis for the metro area Continuum of Care.

The needs of these identified special needs groups are growing. Funding for these services has been shrinking. Additional cuts or complete elimination of CDBG and other funding sources has been proposed. Our local challenge is to develop priorities and regionally focused systems that will make the most impact and stimulate leveraging of other resources to address growing needs. Our current local actions include referral to many of these resources, almost all of which are located outside of Gilbert.

#### 4. Specific Long-Term and Short-Term Objectives

The Town of Gilbert has developed the following objectives to further the Community Development missions which has as part of its strategy "to create and maintain a suitable living environment".

**Public Facility Needs** - Activities Gilbert has identified in this category include community centers, health care facilities, child care centers, neighborhood facilities, parks and other recreation centers and other public facilities that serve the needs of the low and moderate income population of Gilbert.

LONG-TERM OBJECTIVES - Commit resources to public facility projects that clearly benefit low and moderate income households based on the following strategies utilizing CDBG and/or local resources:

 Provide facilities and services that are accessible to low and moderate income persons;

- Leverage investment of funds from non-federal resources for projects that benefit Gilbert and the metropolitan region as a whole;
- Prevention and mitigation of slums and blight and deterioration of public facilities;
- Facilitate regional supportive services, care and prevention activities for atrisk and homeless persons utilizing CDBG and possible local general funds;
- Facilitate and support regional public facilities providing services for homeless persons utilizing CDBG and possible local general funds.

#### SHORT-TERM OBJECTIVE

- Expand the Gilbert senior center facility to increase the capacity to provide needed services for seniors.
- Support regional facilities that serve Gilbert's homeless and special needs population.

**Public Service Needs** - Activities may include: senior services, assistance for persons with disabilities, fair housing assistance and referral, youth programs, crime prevention/awareness, substance abuse prevention and treatment, and health services.

LONG-TERM OBJECTIVES - Commit resources to public services that clearly benefit low and moderate income households, based on the following strategies utilizing CDBG and/or local resources:

- Provide the highest priority to fund regional public service activities providing basic food and shelter services for Gilbert residents, even when these services are provided outside of Gilbert;
- Provide the 2<sup>nd</sup> highest priority to fund viable regional projects that address support services for at-risk and homeless persons;
- Provide the 3<sup>rd</sup> highest priority to fund other local projects that assist Gilbert residents.
- Leverage private sector resources for federally funded public service projects;

# SHORT-TERM OBJECTIVES

- · Maintain local funding for regional food and shelter service providers.
- Provide technical assistance and/or support to organizations awarded or seeking funding for projects that meet other local needs.
- Provide technical assistance to public service organizations that want to apply for or are receiving CDBG funding so they understand and comply with CDBG

eligibility regulations and administrative requirements;

**Accessibility through Barrier Removal** - Barrier removal is provided in Gilbert for equal access of persons with disabilities to public places and in eligible homeowners' residences to allow owners to continue staying in their homes. In the future barrier removal may also be provided to HUD eligible families in rental units.

LONG-TERM OBJECTIVES - Commit resources to barrier removal activities that clearly benefit low and moderate income individuals and/or households, based on the following strategies utilizing CDBG resources:

- Provide a priority for projects that provide the maximum number of persons with disabilities with access to public places;
- Stimulate contributions from other sources to leverage funds into barrier removal projects or to extend the project into businesses who will provide access improvements in compliance with Americans with Disabilities Act (ADA); and,
- Include assistance to homeowners who are disabled to create reasonable access in their home;

#### SHORT-TERM OBJECTIVES

- · Continue including barrier removal in housing rehabilitation activities when appropriate.
- Provide education and technical assistance upon request to organizations serving low and moderate income clients and other groups on meeting the Americans with Disabilities Act standards;

**Neighborhood Redevelopment and Revitalization** – Activities in this section may include:

- General infrastructure development and improvement;
- Public facility development;
- · Commercial and industrial rehabilitation;
- Commercial and industrial infrastructure;
- General improvements to commercial and industrial locations;
- Residential and non-residential historic preservation needs; and
- Other community development and planning needs.

The Town of Gilbert considers the original downtown area as a potential target that could utilize this type of funding. Part of our program strategy will be to develop neighborhood reinvestment plans for mature areas of Gilbert.

# LONG-TERM OBJECTIVES

- · Investments to promote neighborhood revitalization and redevelopment where the primary beneficiary will be low and moderate income residents;
- Leverage match with private resources to induce revitalization and redevelopment in HUD eligible areas;

 Infrastructure development to encourage and commit private resources into targeted communities for benefiting low and moderate income families; and,

 Perform spot demolition or make investments in commercial projects to stimulate redevelopment and reinvestment from non-federal sources.

#### SHORT-TERM OBJECTIVE

- Provide technical assistance to potential applicants on the use of these funds and on meeting the HUD requirements for eligibility.
- Create appropriate neighborhood reinvestment strategies and fund activities to address problems in the original downtown redevelopment area and other older neighborhoods in Gilbert.

**Other Community Development Needs** - Include actions taken by the Town of Gilbert to improve energy efficiency, reduce or abate lead based paint hazards, code enforcement and other eligible CDBG activities that have not been addressed in other sections of this plan.

LONG-TERM OBJECTIVES - A commitment of CDBG resources will be considered for a project under this category if it is a low and moderate income benefit or qualifies as slum and blight clearance, such as:

- Mitigation or abatement of lead based paint hazard for projects which may be a danger to the public health or safety and as required under current lead based paint regulations;
- Energy conservation and alternative energy generation where appropriate and technology is cost effective offering reduction of low and moderate income families' monthly housing costs;
- Encourage the leveraging of private, non-federal resource to become part of assistance in the community for low and moderate income benefit.

### SHORT-TERM OBJECTIVE

 Provide technical assistance for proposal applicants, staff and other agencies who may submit HUD eligible projects for consideration.

## Antipoverty Strategy (91.215 (h))

- 1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
- 2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has

control.

#### 5 Year Strategic Plan Antipoverty Strategy response:

The Town of Gilbert provides funding and other support for the following:

- Operation and capital costs for organizations that provide job training, selfsufficiency, and other counseling and planning services for homeless or at-risk persons.
- After school and other youth programs that help at-risk youth that provide positive role models and promote healthy lifestyles.
- Information and referral services and some operational for job training, small business, and similar programs.
- Counseling and downpayment assistance for low and moderate income first time homebuyers to help them access the most effective wealth building and inflation resistant resource in the U.S.- homeownership.
- Limited emergency assistance for low and moderate persons at risk of becoming homeless to help them maintain their current housing and not become dependent on more costly outside services.

These programs are provided locally and regionally. They all support the broad goal of helping prevent or end homelessness by promoting self-sufficiency. CDBG, HOME, and general funds will be available to fund these activities.

#### Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

 (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderateincome families.

#### 5 Year Strategic Plan LIHTC Coordination response:

Not applicable

#### NON-HOMELESS SPECIAL NEEDS

# Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

- Identify the priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
- 3. Describe the basis for assigning the priority given to each category of priority needs.
- 4. Identify any obstacles to meeting underserved needs.
- 5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
- If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

#### 5 Year Non-homeless Special Needs Analysis response:

The estimate of need in the following chart is based on national population studies and is taken from the Maricopa HOME Consortium Strategic Plan. The estimated number of people in Gilbert for each need category is determined by multiplying the category's County population by the percentage of Maricopa County's population that is in the Town of Gilbert-3.57%.

Special Needs	Population	Proportional	Data Source	Types of	Identified	Potential
Population	Count-	Count – Town	<u> </u>	Supportive	Funding Gap	Funding
	<u>Maricopa</u>	of Gilbert		Services	In Services	Sources
Eldorly	County	12.010	2000 Census	<u>Needed</u>	Current	Aron Agonov
Elderly	358,979	12,818		Case management, Befriending services, Counseling, Adult day care, Home care, Home delivered meals	Current funding serves approx. 1/3 of need – Area Agency on Aging, 2000 Study	Area Agency on Aging, Maricopa Special Transportation Services, AHCCCS, Community Action Program
Frail Elderly	24,770	884	Frailty In Older Adults, Journal of Gerontology, 2001	Case management, Befriending services, Counseling, Adult day care, Home care, Home delivered meals, Help services, Nursing / medical services	Current funding serves approx. 1/3 of need – Area Agency on Aging, 2000 Study	Area Agency on Aging, Senior Adult Independent Living (SAIL), Arizona Long Term Care System, AHCCCS
Persons with Severe Mental Illness	79,876	2,852	Mental Health: A Report if the Surgeon General, USDHS, 1999	Case management, Befriending services, Counseling, Adult day care, Home care, Home delivered meals	Current funding serves approx. 1/3 of need – Area Agency on Aging, 2000 Study	AHCCCS,
Developmentally Disabled Persons	24,116	861	MR/DD Data Brief, University of Minnesota, 2001	Case management, Befriending services, Counseling, Adult day care, Home care, Home delivered meals	Current funding serves approx. 1/3 of need – Area Agency on Aging, 2000 Study	The Centers for Habilitation, Arizona Bridge to Independent Living, Maricopa Special Transportation Services, AHCCCS
Physically Disabled Persons	307,215	10,970	Estimated from 2000 Census	Assistive technology, Employment and training, Information and referral, Transportation, Caregiver respite	Current funding serves approx. 1/3 of need – Area Agency on Aging, 2000 Study	AZ Technology Access Program, Easter Seals, Southwest Hunan Development, AZ Center for the Blind and Visually Impaired, Valley Center for the Deaf, AZ Commission for the Deaf and Hard of Hearing, AZ

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Special Needs Population	Population Count- Maricopa County	Proportional Count – Town of Gilbert	Data Source	Types of Supportive Services Needed	Identified Funding Gap In Services	Potential Funding Sources
						Bridge to Independent Living, Maricopa County Special Transportation Services, AHCCCS
Alcohol / Drug Addicted Persons	254,998	9,105	US Dept. of Health and Human Services Report, Sept. 5, 2003	Monitoring, Screening, Information and referral, Detox medication, Education, Self-help groups		CDBG, AHCCCS
Persons with HIV/AIDS and their Families	9,825	351	Estimate extrapolated from HIV/AIDS Statistics, National Institute of Allergy and Infectious Diseases	Case management, Emergency financial assistance, Food, Transportation, Early intervention, Education, Wellness and nutrition		CDBG, Maricopa County Health Dept., Ryan White, AHCCCS

See the following section for information on priorities and specific activities.

#### **Specific Special Needs Objectives (91.215)**

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
- 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

#### 5 Year Non-homeless Special Needs Analysis response:

Gilbert and several other cities surveyed all the known organizations and service providers working in the East Valley. The results are summarized in the Appendix. Using these results and several other factors, Gilbert has identified the following high priority areas:

- Supportive services for seniors and persons with disabilities either at their home or in a community setting.
- Operation and capital costs for organizations that serve eligible persons with special needs.
- Services provided to abandoned and neglected youth.
- Information, referral, and intake services for eligible persons with special needs and/or who are low or moderate income.

The Town of Gilbert is addressing the housing and support needs of non-homeless special populations in a variety of ways. Specific activities include support for:

- Additional affordable senior housing units
- Increasing the capacity to provide nutrition services for seniors and disabled persons
- Treatment Services for people needing support with substance use problems.
- Homeless prevention for low and moderate income households
- · Prevention programs for youth

The specific activities immediately above are provided locally and regionally. They all support the broad goal of helping prevent or end homelessness and to promote self-sufficiency. Of all the services listed in the table on pages 38-39, the only local organizations that assist the special needs population are the CAP office (referral and homeless prevention) and senior meals program. All other services are provided by regional organizations located outside of Gilbert and serving many cities. Gilbert supports regional planning and funding to meet this population's needs.

Gilbert's CDBG, HOME, and possibly general funds will be available to fund these activities. Current regulations prohibit additional CDBG funding for program operations beyond the 15% Gilbert already allocates for public services. CDBG or HOME could fund construction or expansion of a facility. Additional facilities would most likely be regional and probably wouldn't be located in Gilbert. Gilbert's funding resources to support the ongoing operation of new or expanded facilities are severely limited.

Non-homeless special needs with a high priority include programs for seniors (including frail elderly), the disabled, victims of domestic violence, children and youth (including abused and neglected children) and low and moderate income households.

#### **Housing Opportunities for People with AIDS (HOPWA)**

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

Not applicable - The Town of Gilbert does not receive HOPWA funds.

#### OTHER NARRATIVES

Include any Strategic Plan information that was not covered by a narrative in any other section.

#### **Fair Housing**

Gilbert continues to be committed to fair housing and to eliminate discrimination in Gilbert. Gilbert completed a new Analysis of Impediments to Fair Housing Choice in 2004 and submitted it to HUD for review. A description of the fair housing climate in Gilbert should include:

- A recent report of fair housing complaints filed between October 2002 and January 2005 shows 1 complaint was filed in Gilbert during that 3 year period.
- HUD FHEO's 2005 Civil Rights Compliance Review letter did not identify any specific fair housing complaints or patterns of discriminatory actions in Gilbert before or during FHEO's visit.
- Gilbert's 2004 Analysis of Impediments found no impediments to fair housing.
- A 2002 Fannie Mae Foundation Study based on 2000 Census data stated that Gilbert is the 2<sup>nd</sup> most integrated city in the US when looking at non-Hispanic Whites and Hispanics.

Reports or data indicating specific fair housing issues of concern in Gilbert is welcome.

Fair housing has become a regional and national issue in this global society, especially for homebuyers. In recognition of this fact, regional partners and regional activities are an increasing part of Gilbert's planned fair housing activities. Gilbert's commitment to fair housing includes the following broad types of activities:

- Provide information and referral, in partnership with other organizations
- Seek partnerships with other organizations to offer public education on fair housing issues.
- Confirm Gilbert's commitment to fair housing

Please see the current Annual Plan for a list of planned specific fair housing activities for the current year.

#### **Performance Measurement System**

In 2002, the three homeless consortia in the State of Arizona joined to cooperate on the development of a system for evaluating performance and effectiveness of homeless programs. The Town of Gilbert supports the Arizona Continuum of Care Project Evaluation Project and efforts to establish a consistent approach for identifying program accomplishments. This information will be very helpful in determining priorities and allocation decisions

In an effort to identify performance on projects supported by the Town of Gilbert, the 2005-2006 application for CDBG and HOME funding was revised to require the following information:

 Description of procedures for documentation of clients, specifically related to Town of Gilbert CDBG or HOME funded activities.

 Information related to the current status, estimated time frame and hours of operation for the proposed project and an indication if project is operational, proposed or long standing.

- Description of the strategies or methods for implementation and operation of the project, including major activity components, staffing and months/hours of operation.
- Information regarding prior year funding, clients served and units of service.
- For continuing projects, indication of major accomplishments and adjustments.
- One or two specific and measurable outcomes expected to be achieved this year.
   Outcomes are benefits for participants or clients that result from a program. Outcomes
   typically relate to changes in conditions, status, attitudes, skills, knowledge or behavior.
   Common outcomes include improved quality of life for program participants, improved
   quality of local housing stock, or revitalization of a neighborhood.
- Indicators (outputs) to be used to measure performance. Outputs are the direct
  products of a program's activities. They are usually measured in quantifiable terms
  including the volume of work accomplished, such as the number of low-income
  households served, number of loan applications processed, the number of units
  constructed or rehabilitated, linear feet of curbs and gutters installed or numbers of
  jobs created or retained.
- A brief summary of internal project evaluation plan including evaluation tools, data collection and analysis, responsibilities, report process and time lines.

Contracts are being revised to incorporate performance measurement and reporting of results as a condition of funding.

# **APPFNDIX**

#### Gilbert Consolidated Plan Public and Organization Survey Results - March 2005

Survey respondents identified the following special populations as having high priority needs (x/y) x=high priority responses, y=total number of responses:

Frail Elderly (6/7)
Persons with Severe Mental Illness (3/5)
Alcohol/Other Drug Addicted Persons (3/5)
Victims of Domestic Violence (5/6)
Other Low Income Households (4/6)

The following high priority community development needs were identified:

#### **Public Services**

Youth Services (4/6)
Substance Abuse Services (3/4)
Battered and Abused Spouses (5/5)
Child Care Services (4/5)
Abused and Neglected Children (3/5)
Rental Housing Subsidies (3/4)

#### Social Service Facilities

Youth Centers (3/4) Child Care Centers (3/5) Abused and Neglected Children Facilities (4/4)

#### Neighborhood Facilities

Fire Stations/Equipment (3/5)

#### Owner and Rental Housing

Single Unit Residential Rehab (4/8) Energy Efficiency Improvements (3/5)

#### Other Activities

Economic Development Technical Assistance (3/5) CDBG Non-profit Organization Capacity Building (5/6)

Respondents indicated the following medium priority special population needs:

Elderly (4/7)
Developmentally Disabled (4/5)
Physically Disabled (3/5)
Persons w/HIV/AIDS and Families (3/6)
Homeless Persons (5/6)

The following medium priority needs were noted:

#### **Public Services**

Fair Housing Activities (3/5)

Subsistence Payments ((3/3) Homeownership Assistance ((2/3)

#### Social Service Facilities

Handicapped Centers (3/4) Homeless Facilities (4/5)

#### Owner and Rental Housing

Direct Home Ownership Assistance (4/5) Multi-Unit Residential Rehab (3/5) Public or Private Commercial/Industrial Rehab (4/5)

#### Other Activities

CDBG Assistance to Institutes of Higher Education (3/5)

#### Additional comments noted:

- Since all cities do not provide shelters/services (for domestic violence victims) coordination is vital.
- Emergency assistance, affordable housing and healthcare are all critical needs.
- Per recent Arizona Department of Health Services figures...62 residents...tested HIV positive...in Gilbert.

# MARICOPA HOME CONSORTIUM CITIZEN PARTICIPATION PLAN FY2005/2009

#### **Applicability**

This document implements the citizen participation planning regulations applicable under Consolidated Plan submittal requirements noted under 24 CFR 91.105. This citizen participation plan applies to the following jurisdictions submitting Consolidated Plans covering FY 2005 through FY 2009, pursuant to:

- 24 CFR 91.400 for Consolidated Plan submission for the
  - o The Maricopa HOME Consortium
  - The Maricopa Urban County
- 24 CFR 91.200 for Consolidated Plan submission for the
  - o City of Chandler
  - o City of Mesa
  - o City of Glendale
  - o City for Scottsdale
  - o City of Tempe
  - City of Peoria
  - o Town of Gilbert

The Maricopa HOME Consortium includes the Cities of Tempe, Glendale, Chandler, Mesa, Scottsdale, and Peoria and the Town of Gilbert with Maricopa County as the designated Lead Agency. The Consortium has elected to establish July 1 through June 30 as the Program Year under forthcoming Consolidated Plan submissions in FY 2005 through 2009. This program year corresponds with each jurisdiction's fiscal year.

#### Consolidated Plan Summary

HUD regulations noted in 24 CFR 91.105 require the preparation of Consolidated Plans for the Maricopa HOME Consortium, Urban County, and the entitlement communities of Scottsdale, Chandler, Glendale, Tempe, Mesa, Gilbert and Peoria. The Consolidated Plan is prepared in draft form by April in the year the Plan takes effect and includes needs, priorities and long- and short-term strategies concerning affordable housing, homeless/special needs and community development in the region. The Consolidated Plan includes a five-year plan and an annual Action Plan and serves as a long- and short- term investment guide for federal Community Development Block Grant (CDBG), Emergency Shelter Grants (ESG), HOME, American Dream Down payment Initiative, (ADDI) and Housing Opportunities For Persons With Aids (HOPWA) resources in the region. The Consolidated Plan is also consulted prior to the award of other funding administered by the Department of Housing and Urban Development.

The Consolidated Plan prepared for the Maricopa HOME Consortium shall be regional in nature and will focus on affordable housing and homeless/special population needs, priorities and strategies pursuant to 24 CFR 91.4, while that prepared for the Urban County will address non-housing and community development needs. The Consolidated Plans prepared for the cities of Glendale, Tempe, Gilbert, Scottsdale, Mesa, Chandler and Peoria are local in nature and shall address non-housing, community development needs, priorities

and strategies. Such local Consolidated Plans may refer to the Maricopa HOME Consortium Consolidated Plan to address affordable housing and homeless issues that are deemed to be regional in nature, as well as refer to data and analyses conducted concerning affordable housing for the individual locality. For more information concerning the citizen participation process associated with FY 2005 Consolidated Plans, please contact one or all of the following individuals:

- Mr. Jim Prante, Community Development Director, Maricopa County at (602) 240-2210, cxt. 204.
- Mr. Pat Tyrrell, City of Chandler at (480) 782-3210.
- Mr. Gilbert Lopez, City of Glendale at (623) 930-3670.
- Ms. Kit Kelly, City of Mesa at (480) 644-2168.
- Ms. Liz Chavez, City of Tempe at (480) 350-8958.
- Mr. Mark Bethel, City of Scottsdale at (480) 312-2309.
- Mr. Bill Patena, City of Peoria at (623) 773-7167.
- Mr. Carl Harris-Morgan, Town of Gilbert (480) 503-6893.

#### Provisions of the Maricopa HOME Consortium Citizen Participation Plan

# I and II. Encouragement of Citizen Participation and Information To Be Provided In order to encourage citizen participation, the following efforts shall be undertaken by affected Maricopa HOME Consortium members. Affected members are Maricopa County Community Development, the City of Chandler, City of Mesa, City of Glendale, City of Scottsdale, City of Peoria, Town of Gilbert and the City of Tempe.

- 1) The Maricopa HOME Consortium members shall consult with housing authorities in their jurisdictions to elicit participation of the residents of public and assisted housing in plan development and review, which is anticipated to be derived from PHA planning activities stipulated under 24CFR Part 903. As needed and applicable, affected Maricopa HOME Consortium members will also consult with low-income residents of targeted revitalization areas in which federal projects are anticipated. Consortium members shall make Consolidated Plan information available to local housing authorities on a continuing basis for any public hearings to be held under the HUD Comprehensive Grant Program or Public Housing Agency Plan established pursuant to 24CFR Part 903.
- 2) Affected members of the Maricopa HOME Consortium shall each hold at least two public hearings concerning the Consolidated Plan. The first meeting shall be held during Consolidated Plan formulation and preparation, while the second shall be held once draft Consolidated Plans have been completed. One or both of the public meetings to be conducted by affected Consortium members shall include the following items:
  - The amount of CDBG, ESG, HOPWA and HOME resources anticipated to be made available within affected member jurisdictions on a fiscal year basis, and the eligible range of activities that may be undertaken concerning such federal programs.
  - The amount of CDBG, ESG, HOPWA and HOME resources anticipated to benefit income qualified persons residing within affected member jurisdictions on a fiscal year basis.

 Plans by affected HOME Consortium members to minimize the displacement of persons from the intended uses of CDBG, ESG, HOPWA and HOME resources anticipated to be invested during any given fiscal year.

- Perspectives on priorities and housing and community development needs in each affected HOME Consortium member jurisdiction.
- Other aspects of the Consolidated Plans as applicable.
- 3)On or before April 1st of any given year, affected Maricopa HOME Consortium members will make available their draft Consolidated Plans and the previous year's Comprehensive Annual Performance Evaluation Report (CAPER) to each housing authority, selected libraries, surrounding municipal governments (as applicable), and selected other locations for the mandatory 30-day public comment period to end no later than the 1st of May of any given year. The public shall be notified of this opportunity for review and comment in newspaper/s with general circulation in each affected Consortium member's jurisdiction and shall identify the locations where citizens may review copies of draft Consolidated Plans and relevant Comprehensive Annual Performance Evaluation Reports (CAPERs).
- 4) In early September of each year, Maricopa HOME Consortium members shall make available their draft Comprehensive Annual Performance Evaluation Reports (CAPERs) for the previous fiscal year to each housing authority, selected libraries, surrounding municipal governments (as applicable); and selected other locations for the mandatory 15-day public comment period to end no later than September 30.

#### **Access To Records**

All affected Maricopa HOME Consortium members shall provide citizens, public agencies and other interested parties with reasonable and timely access to public records relating to their past use of HOME, ESG, CDBG and HOPWA and related assistance for the previous five years. This information shall be made available to interested parties in alternate formats as reasonably requested and shall be so noticed.

#### IV. Technical Assistance

All affected Maricopa HOME Consortium members will provide assistance to very low- and low- income persons and groups representative of them that request such in developing proposals for funding under the CDBG, ESG, HOPWA, HOME or ADDI resources treated in their Consolidated Plans. Such assistance will be provided to interested parties as requested and be noticed as available to the public.

#### V. Public Hearings

Public hearings to be conducted by affected HOME Consortium members shall be publicly noticed with a minimum one week lead time before the actual meetings are conducted and be noticed in newspapers with general circulation in the community. All postings shall include relevant information to permit informed citizen comment.

Where appropriate to the local community or where requested in advance, a bilingual staff person or translator shall be present at public hearings to meet the needs of non-English speaking residents. All public hearings to be conducted will be held at times and locations convenient to prospective program beneficiaries, and be conducted with accommodation for persons with disabilities when requested at least three working days in advance. Specific determinations on the issues noted above shall be made by staff of each affected HOME Consortium member on a case-by-case basis.

VI. Comments and Complaints - Any citizen, organization or group desiring to make a complaint regarding the Consolidated Plans treated herein may do so in writing to affected Maricopa Consortium members or verbally during the execution of such public hearings. Any citizen, organization or group may also make their views and/or complaints known verbally or in writing to the affected City or County Managers and/or affected jurisdiction Governing Bodies (City Council and Board of Supervisors). At all times, citizens have the right to submit complaints directly to the Department of Housing and Urban Development as well. All affected HOME Consortium members shall respond in writing to written complaints, grievances, or comments or to comments made at public hearings within 15 working days from receipt of such. The Maricopa County Board of Supervisors is the final disposition authority for complaints or grievances under the purview of Maricopa County, while the City/Town Councils of Chandler, Mesa, Tempe, Gilbert, Peoria, Scottsdale or Glendale are the final disposition authority for complaints or grievances applicable to such jurisdictions.

- VII. Adoption of Citizen Participation Plan The Citizen Participation Plan is a required component of the Consolidated Plan. This Citizen Participation plan is anticipated to be adopted by the Maricopa County Board of Supervisors and City/Town Councils of Tempe, Mesa, Chandler, Gilbert, Scottsdale, Glendale and Peoria concurrent with the scheduled adoption of each affected HOME Consortium member's 5-year Consolidated Plan, anticipated to occur on or before May 1st of 2005.
- VIII. Comments Received At Public Hearings Prior to transmitting any Consolidated Plan, Annual Plan, substantial amendment or Consolidated Annual Performance and Evaluation Report, members shall compile any comments or views of citizens received in writing or orally at public hearings. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to final submissions conveyed to HUD.
- **IX.** Criteria and Process For Amendments To Consolidated Plan Should any affected HOME Consortium member cause one of the following items to occur, an amendment to their Consolidated Plan would be required:
  - a) To make a substantial change in the allocation priorities or methods of distribution delineated in the plans. "Substantial" in this context is defined as:
    - 1) Changes in any method of distribution for HOME, ESG or HOPWA resources that will alter the manner in which funds are allocated to individual projects or entities *identified in the Annual P/an* by at least 20% of any annual allocation, subject to other program requirements in the CFR as applicable.
    - Changes made to funding priorities in the Consolidated Plans over time when not undertaken through annual submission requirements stipulated by HUD.
    - 3) Project deletions or changes made in allocation priorities or methods of distribution that have the effect of changing the funding level of individual CDBG projects within an eligible activity identified in its Annual Plan by more than 10% of an entitlement jurisdiction's annual funding level,

subject to other program requirements in the CFR as applicable.

4) Any new eligible activity funded with CDBG and not already identified in an Annual Plan, as well as significant changes in the use of CDBG funds from one eligible activity to another, in an amount greater than 10% of the annual CDBG allocation..

- b) To carry out an eligible activity, using funds from any program covered by the consolidated plans (including program income), not previously described in the annual Action Plans;
- c) To substantially change the purpose, scope, location, or beneficiaries of an activity. Changes that are made to projects to be funded in the Consolidated Plans over time when not undertaken through Annual Action Plan submission requirements stipulated by HUD.

Should "substantial" amendments be made to any aspect of the Consolidated Plans treated herein after its formal adoption, affected HOME Consortium members will undertake the following: [refer to 91.105(b)(2)(iv) and (b)(6)].

- a) In the instance of Maricopa County, inform affected units of local government.
- b) Provide reasonable notice of the proposed amendment/s in applicable newspaper/s of general circulation to enable review and comment by the public for at least 30 days. Conduct a public hearing on the subject of the proposed amendment during the 30-day comment period consistent with Sections III through VI noted herein.
- c) Submit such amendment/s to their respective Governing Boards for approval.
- d)Upon the termination of the 30-day comment period, periodically notify HUD of any amendments executed, citizen comments received and the response/s by affected Consortium members to such comment/s.

All affected Maricopa HOME Consortium members will minimize the displacement of persons assisted through the use of CDBG, HOME, ADDI, ESG or HOPWA resources. The policies to be followed are separately included in this document, and all Maricopa HOME Consortium members have agreed to abide, by the Contents. For efforts other than federally funded acquisition or rehabilitation, Consortium members may utilize adopted local policies concerning displacement assistance.

#### OTHER CITIZEN PARTICIPATION REQUIREMENTS

People and agencies seeking resources from individual Maricopa HOME Consortium members may need to comply with additional citizen participation requirements imposed on them by such entities. For additional information in this regard, contact the individuals or organizations noted under the "Plan Summary" in this document.

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